166.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	930,000 / 930,000
					USE VALUE:	930,000 / 930,000
					ASSESSED:	930,000 / 930,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		ELMORE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAUGER DAVID M & JENNIFER A
Owner 2:	
Owner 3:	
Street 1:	22 ELMORE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ELLENHORN ROSS D -
Owner 2:	WOLFE REBECCA J -
Street 1:	22 ELMORE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .235 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 2642 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10257.000	414,100	6,500	509,400	930,000
Total Card	0.235	414,100	6,500	509,400	930,000
Total Parcel	0.235	414,100	6,500	509,400	930,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.01 /Parcel: 352.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 109956

GIS Ref

GIS Ref

Insp Date 07/26/18

!12862!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 166.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	414,100	6500	10,257.	509,400	930,000		Year end	12/23/2021
2021	101	FV	402,700	6500	10,257.	509,400	918,600		Year End Roll	12/10/2020
2020	101	FV	402,700	6500	10,257.	509,400	918,600	918,600	Year End Roll	12/18/2019
2019	101	FV	318,500	6600	10,257.	509,400	834,500	834,500	Year End Roll	1/3/2019
2018	101	FV	306,000	6600	10,257.	451,200	763,800	763,800	Year End Roll	12/20/2017
2017	101	FV	306,000	6600	10,257.	378,400	691,000	691,000	Year End Roll	1/3/2017
2016	101	FV	306,000	6600	10,257.	378,400	691,000	691,000	Year End	1/4/2016
2015	101	FV	290,400	6600	10,257.	327,500	624,500	624,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:41:57

LAST REV

Date	Time
10/17/18	15:38:45

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12862

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELLENHORN ROSS	70066-349		10/12/2017		840,000	No	No		
SMITHER WILLIAM	53279-245		7/28/2009		625,000	No	No		
SMITHER WILLIAM	29263-110		10/26/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	109956
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/22/2009	608	Manual	1,800					
8/7/2000	651	Redo Bat	25,000	C				ENLARGE BATH-ADD B
7/6/2000	522	Wood Dec	10,000	C				5X50DECK AT SIDE O
4/7/2000	235	Add Bath	5,000	C				ADD BATH 3RD FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	MEAS&NOTICE	CC	Chris C
10/23/2008	Meas/Inspect	189	PATRIOT
2/3/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/8/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10257		Sq. Ft.	Site		0	70.	0.71	8									509,400						509,400	

Total AC/HA:	0.23547	Total SF/SM:	10257	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	509,400	Spl Credit		Total:	509,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	4	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21972322
Const Adj.:	0.99742496
Adj $ / SQ:	164.239
Other Features:	124000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	600114
Depreciation:	186035
Depreciated Total:	414078

COMMENTS

OF=XTRA SINK IN K, XTRA SHOWER+SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

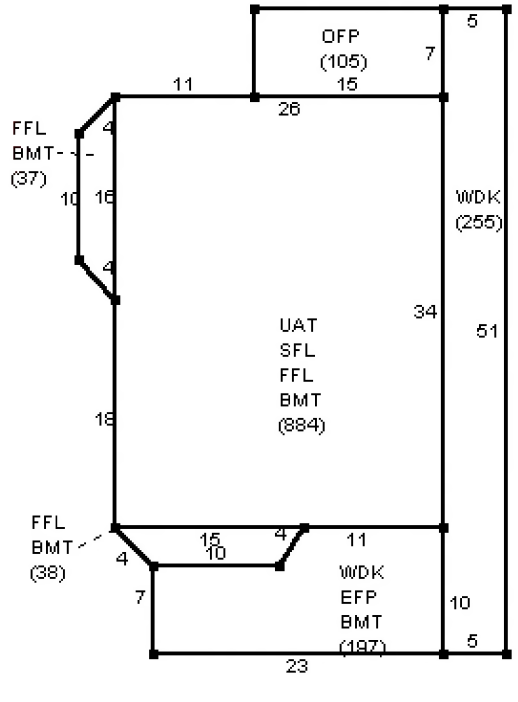
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	180.66
Special Features:	0	Val/Su Net:	104.20
Final Total:	414100	Val/Su SzAd	224.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,156	67.750	78,317
FFL	First Floor	959	164.240	157,505
SFL	Second Floor	884	164.240	145,187
WDK	Deck	452	8.190	3,702
UAT	Upper Attic	221	114.970	25,408
EFP	Enclos Porch	197	40.940	8,065
OFP	Open Porch	105	32.130	3,374

	Net Sketched Area:	3,974	Total:	421,558	
Size Ad	1843	Gross Area	4637	FinArea	2642

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X21	A	AV	1925	21.61	T	40	101			4,900			4,900
22	Wood Deck	D	Y	1	12X12	A	AV	2002	12.94	T	13.6	101			1,600			1,600

More:	N	Total Yard Items:	6,500	Total Special Featues:		Total:	6,500

IMAGE

AssessPro Patriot Properties, Inc